



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 10, 2002

Mike Walla, P.E.
Walla Engineering, Ltd.
6100 Indian School Rd NE Suite 210
Albuquerque, New Mexico 87110

RE: ACOMA ROAD BUILDING ADDITION (L-20/D61)
(10001 Acoma Rd SE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 9/3/2002
ENGINEERS CERTIFICATION DATED 12/6/2002

Dear Mike:

Based upon the information in your Engineers Certification submittal dated 12/6/2002, the above referenced site is approved for Permanent Certificate of Occupancy.

Please Note: On all future Engineer Certification submittals, please use the standard forms provided for Certification of the grading and drainage plans, in lieu of your certification statement..

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Building Services Division
Sub

C: Certificate of Occupancy Clerk, COA
✓ drainage file
approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

L-20/D61

PROJECT TITLE: 10001 ACOMA SE ADDITION ZONE MAP/DRG. FILE #: L-20
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 9 & 10, BLOCK 14, SKYLINE HEIGHTS SUBDIVISION, ALBUQ. BERM. CTY, NM
CITY ADDRESS: 10001 ACOMA SE, ALBUQ. NM 87123

ENGINEERING FIRM: WALLA ENGINEERING, LTD
ADDRESS: 600 INDIAN SCHOOL RD NE
CITY, STATE: ALBUQ. NM

CONTACT: MIKE WALLA
PHONE: 881-3008
ZIP CODE: 87110

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: HB CONSTRUCTION
ADDRESS: 8421 WASHINGTON PL NE
CITY, STATE: ALBUQ. NM

CONTACT: TODD MCNAUL
PHONE: 856-0404
ZIP CODE: 87113

SURVEYOR: WAY JOHN SURVEYING
ADDRESS: 330 LOUISIANA NE
CITY, STATE: ALBUQ. NM

CONTACT: TOM JOHNSTON
PHONE: 255-2052
ZIP CODE: 87108

CONTRACTOR: HB CONSTRUCTION
ADDRESS: 8421 WASHINGTON PL NE
CITY, STATE: ALBUQ. NM

CONTACT: TODD MCNAUL
PHONE: 856-0404
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CHECK TYPE OF SUBMITTAL:

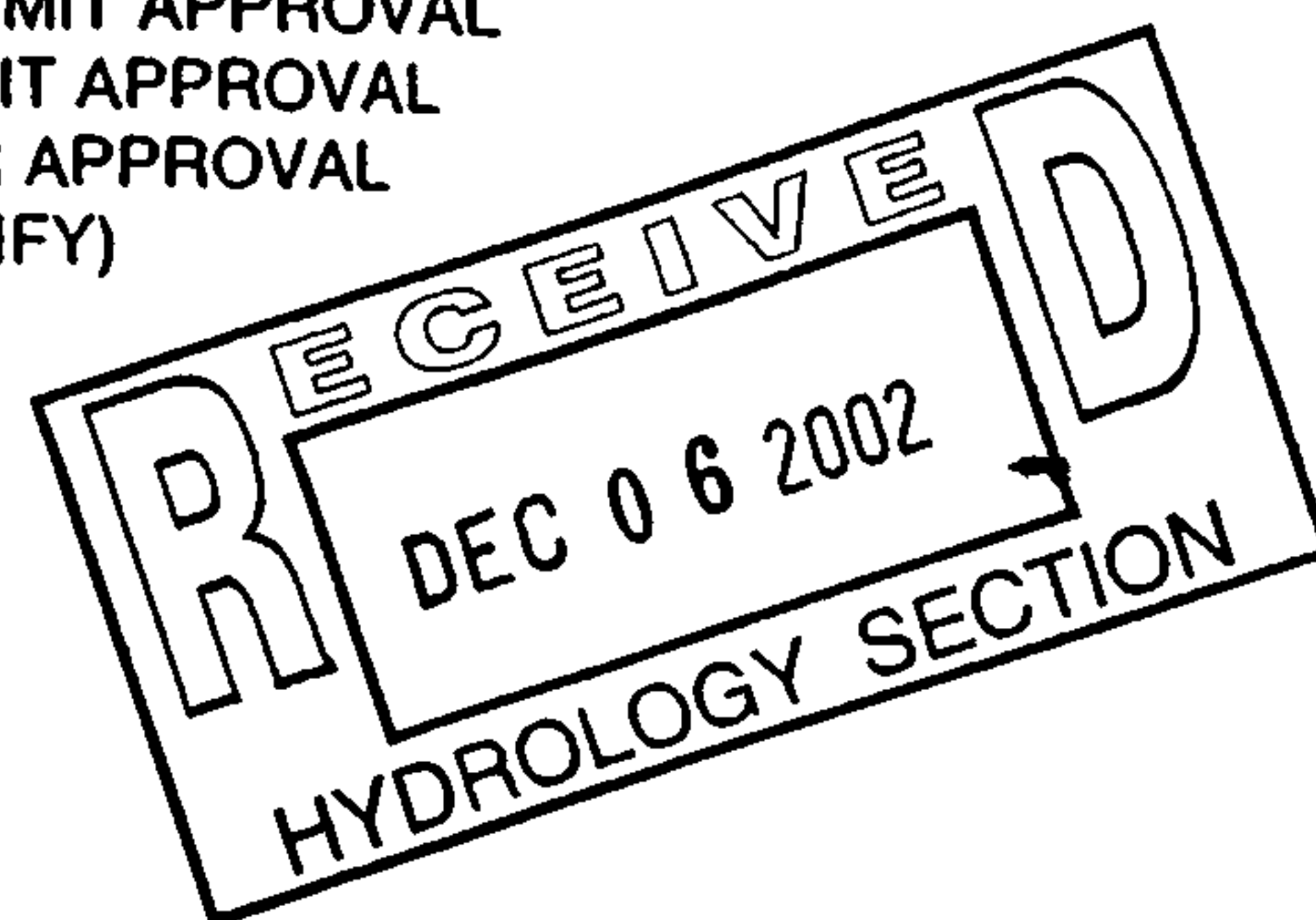
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED 12-6-02 BY: MIKE WALLA

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 18, 2002

Mike Walla, P.E.
Walla Engineering, Ltd.
6100 Indian School Rd NE
Suite 210
Albuquerque, NM 87110

**Re: Acoma Rd. Building Addition (10001 Acoma Rd. SE) Grading & Drainage Plan,
Engineer's stamp dated 9/03/02, Submitted to Hydrology for Building Permit approval
(L20/D61)**

Dear Mr. Walla,

Based on the information provided in your submittal dated Sept. 4, 2002, City Hydrology approves the above referenced plan for Building Permit. Please attach a copy of this approved plan to the building permit set before sign-off by Hydrology.

Before release of the Certificate of Occupancy, the Engineer's Certification of the grading and drainage plan per the DPM checklist will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: Terri Martin – City of Albuquerque
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

L-20/D61

PROJECT TITLE: 10001 ACOMA SE ADDITION ZONE MAP/DRG. FILE #: L-20
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 9 & 10, BLOCK 14, SKYLINE HEIGHTS SUBDIVISION, ALBUQ., BERNILLO COY., NM
 CITY ADDRESS: 10001 ACOMA SE, ALB, NM 87

ENGINEERING FIRM: WALLA ENGINEERING, LTD
 ADDRESS: 6100 WILSON SCHOOL RD, NE
 CITY, STATE: ALB, NM

CONTACT: MIKE WALLA
 PHONE: 881-3008
 ZIP CODE: 87110

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: H B CONSTRUCTION
 ADDRESS: 8421 WASHINGTON R NE
 CITY, STATE: ALB, NM

CONTACT: TODD MCNALL
 PHONE: 856-0404
 ZIP CODE: 87113

SURVEYOR: WAY-JOHN SURVEYING
 ADDRESS: 330 LOUISIANA NE
 CITY, STATE: ALB, NM

CONTACT: TOM JOHNSON
 PHONE: 255-2052
 ZIP CODE: 87108

CONTRACTOR: H B CONSTRUCTION
 ADDRESS: 8421 WASHINGTON R NE
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- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED 9/4/02 BY [Signature]

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

September 19, 2002

Todd McNall, Reg. Arch.
Todd McNall, AIA.
3400 Vista Alameda N.E.
Albuquerque, NM 87113

Re: TCL Submittal for Building Permit Approval for
Warehouse Addition for Eugene Moraga
10001 Acoma Rd. S.E., [L-20 / D061]
Architect's Stamp - No Stamp

Dear Mr. McNall:

The location referenced above, dated September 5, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments. I received the executive summary you submitted on Sept. 18. Thank you. The information that was presented is more than adequate and will answer many questions. The comments from this office which have been answered in the summary will be crossed off on the marked up TCL. Because the summary was more than adequate I have returned a copy of the summary illustrating the comments which were made that can be omitted from the next project's Executive Summary.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with this letter, checklist and red lined, marked up copy.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Engineer
Hydrology file
Mike Zamora

ACOMA1NEW1ToMcN-TCL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

L-20/D61

PROJECT TITLE: ADDITION TO 10001 Acoma Rd ZONE MAP/DRG. FILE #: L20
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 10 Block No. 14 SKYLINE HEIGHTS
CITY ADDRESS: 10001 ACOMA RD. SE

ENGINEERING FIRM: WALLA ENGINEERING
ADDRESS: 6100 INDIAN SCHOOL SUITE 230
CITY, STATE: ALBUQUERQUE NM 87110

CONTACT: MIKE WALLA (MSRMP)
PHONE: 881-3008
ZIP CODE: _____

OWNER: EUGENE MORAGA
ADDRESS: 10001 Acoma Road SE
CITY, STATE: ALBUQUERQUE NM

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: TODD McWALLA
ADDRESS: 3400 VISTA ALAMOGA
CITY, STATE: _____

CONTACT: SAME
PHONE: 856-0404
ZIP CODE: 87113

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: HB CONSTRUCTION
ADDRESS: 3400 VISTA ALAMOGA
CITY, STATE: ALBUQUERQUE NM

CONTACT: TODD McWALLA
PHONE: 856-0404
ZIP CODE: 87113

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- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ -TRAFFIC CIRCULATION LAYOUT (TCL)-
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

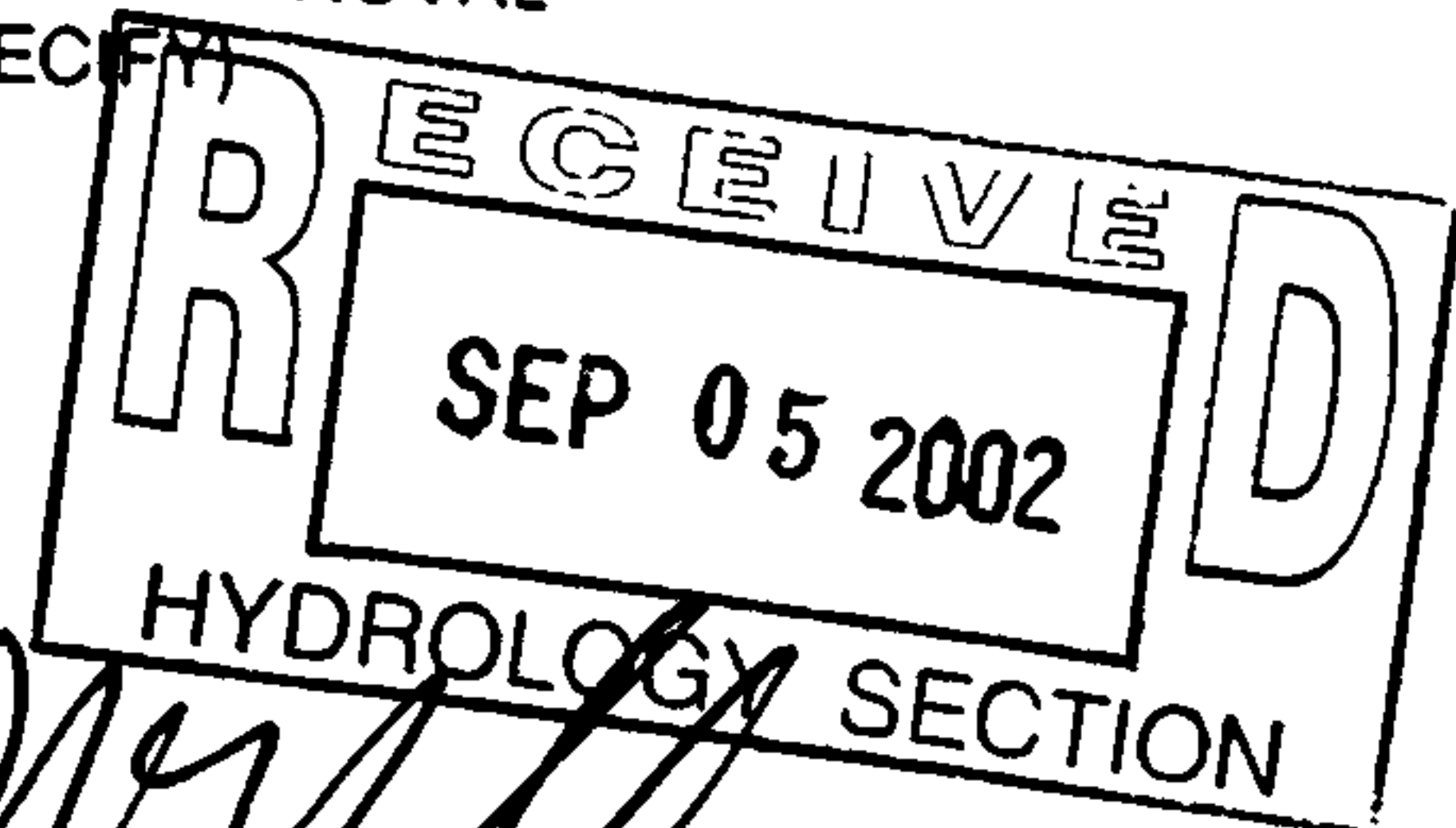
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WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/5/02 BY: Todd McWalla



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9/19/02 - TCL Diss'd, letter Sent w/ Rej. ; logged in

HB Construction, Inc.

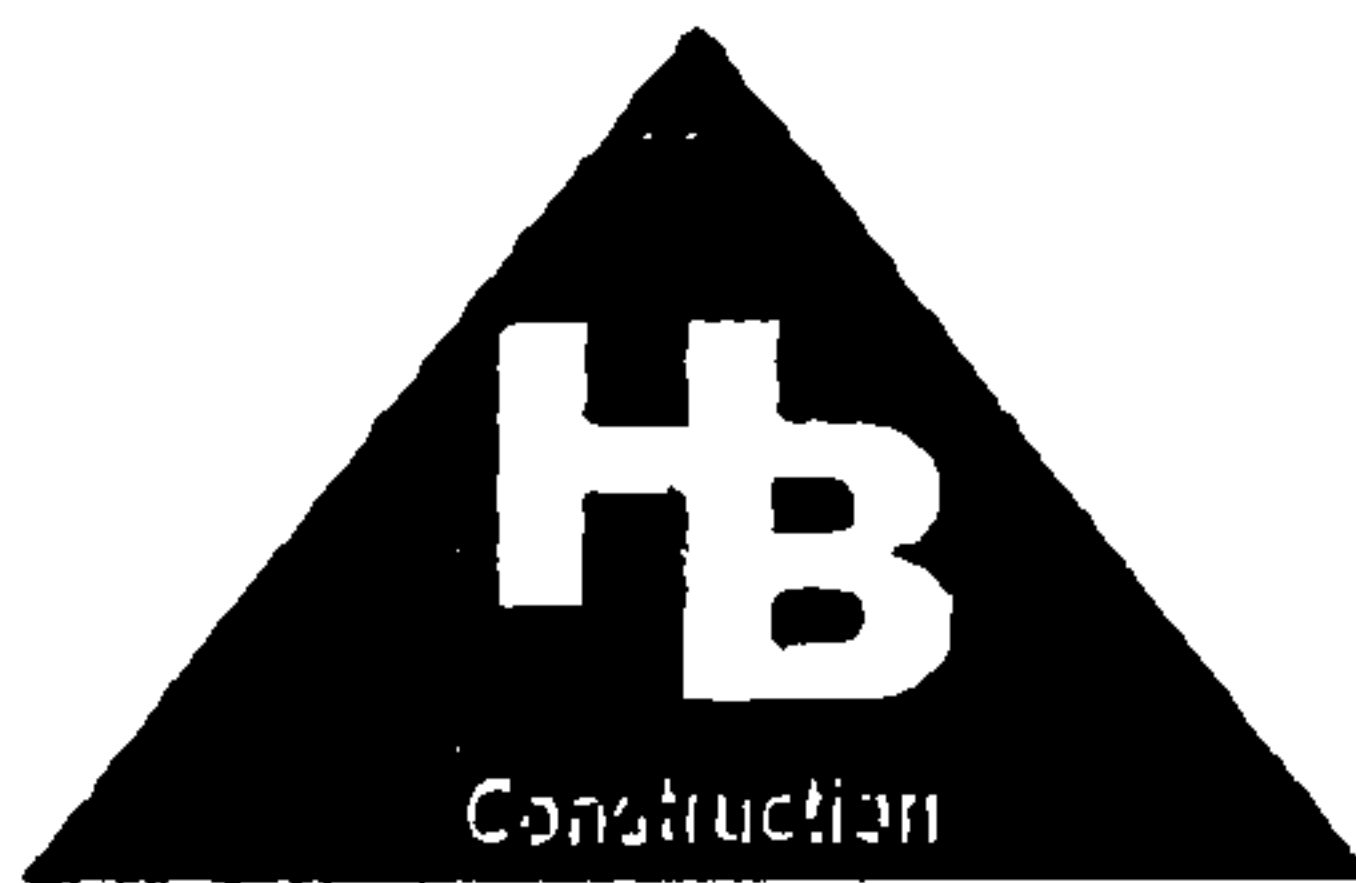
3400 Vista Alameda NE
Albuquerque, NM 87113
Phone: (505) 856-0404
Fax: (505) 856-0480

FACSIMILE TRANSMITTAL PAGE

TO: MIKE ZANDORA DATE: 9/18/02
COMPANY: COA TRAFFIC (BUILDING PERMIT) PAGES: 2
(Including cover sheet)
FAX NO: 9243967
PROJECT: 10001 ALONSO ADDITION
RE: EXECUTIVE SUMMARY
MESSAGE: THANKS FOR YOUR HELP!

Signed: TODD

Please notify our office if pages are missing or are unclear.



HB Construction, Inc.
3400 Vista Alameda NE
Albuquerque, NM 87113
505-856-0404 • Fax 505-856-0480

Executive Summary

Project:
Addition to
10001 Acoma Rd. SE
Albuquerque, NM

Legal Description:
Lot # 10, Block # 14
Subdivision: Skyline Heights
UPC: 102005639146211211

Architect:
Todd W. McNall, AIA
HB Construction
3400 Vista Alameda NE
Albuquerque, NM 87111

The site of the proposed addition is a 0.3874 acre parcel on the north side of Acoma Road approximately 1 ½ blocks west of Eubank Boulevard and 2 blocks south of Central Avenue. The site is zoned C-3 and is a light commercial/industrial neighborhood. The surrounding area is not well kept and seems to have a variety of building types, businesses and occupancies.

The site currently has two buildings on it. 10005 Acoma Road (approx. 4500 sq. ft.) runs the full length along the east side of the property. A second building, 10001 Acoma (approx. 2400 sq. ft.) sits in the NW corner of the site. The new 565 sq. ft. attached addition sits on the east side of 10001 Acoma Road.

10005 Acoma Road has two businesses currently as tenants. On the south end is Star Door who installs and services garage doors. Most employees drive service trucks, which are taken home at night.

The other business in the north end is Imagine Aire, a HVAC installation and service company who also has the majority of employees who drive service trucks and take them home at night.

Both of the above mentioned companies use their area of the building for warehouse space and light assembly and have a small office area. The number of people who spend the majority of the day at either of these businesses is around 1-2 max.

In 10001 Acoma Road the tenant produces fake turquoise from resins and has around 5-6 workers.

Parking at the site is usually very light, 3-5 cars, and is limited to employees. This site is absolutely light industry and has no public parking. The site currently has 14 parking spaces. A few areas of the site are currently used for outdoor storage however the addition will take over some of this area and the owner intends to limit on site exterior storage in the future.

The new addition will be used for delivery, storage, unloading and loading of pallets from small delivery trucks, no semi-trailer truck traffic is anticipated. A forklift and pallet jack will be used to move pallets between the turquoise company and a sister company a few doors down the street.

U. 11.11
7-2-0

TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST
REVISED DRAFT 9/18/01

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

D.P.M. - DEVELOPMENT PROCESS MANUAL

I. General Information:

- A. Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)
- ~~B.~~ Planning History-Relationship to approved site plans, masterplans, and/or sector plans site
- C. Description:
 - 1. Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
 - 2. Address and legal description or copy of current plat
 - 3. All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
 - ④. Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
 - ~~5.~~ Size of development
 - 6. Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
 - 7. Executive Summary-Provide a brief yet comprehensive discussion of the following:
 - ~~a.~~ General project location
 - b. Development concept for the site
 - c. Traffic circulation concept for the site including largest truck (Design Vehicle) at applicable locations.
 - ~~d.~~ Impact on the adjacent sites
 - ~~e.~~ Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
 - f. Variance required to accommodate unusual site constraints

✓ - ITEM IS ACCEPTABLE

② - ITEM NEEDS COMPLETION

~~3.~~ - N/A

4. - ITEM IN THE SUBSECTION NEEDS COMPLETION OR DESIGNER MIGHT CONSIDER THE ITEM ONCE MORE.

II. Plan Drawings:

- A.** Professional Architect's/Engineer's stamp with signature and date
- B.** Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)
1. North Arrow *Clarify*
 2. Scales-recommended engineer scales:
 - a. 1" = 20' for sites less than 5 acres
 - b. 1" = 50' for sites 5 acres or more
 3. Legend-see DPM manual, Volume 2, Tables 27.3a-27.3d for recommended standard symbols *(or provide a clear, concise, alternate legend.)*
 4. Plan drawings size: 24" x 36" ~~new & existing~~
 5. Notes defining property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity.
- C. New & Existing Conditions:**
1. On-site
 - a. Identification of all ~~existing~~ buildings, doors, *including overhead doors*, structures, sidewalks, curbs, driveways, walls, etc., and anything that influences parking and circulation of the site
 - b. Indication of all access existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
 2. Off-site
 - a. Identification of the right-of-way width, medians, curb cuts, street sidewalks, etc. (both sides of street)
- D. ~~NEW~~ Conditions:** ~~NEW~~ conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.
1. On-site
 - a. Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
 - b. Slopes
 - (1) Parking areas 1% min to 8% max
 - (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max
 - (3) ~~Handicap parking 1% min to 2% max~~
 - (4) Handicap ramps with slope of 12:1 must be provided in ~~where~~ the sidewalk area where curbs intersect the pedestrian access to the building
 - c. Clearly delineate project phasing. A key map is recommended.
 - d. Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e. Circulation:

- ~~(1)~~ General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas
- (2)** Treatment of access points-curb cuts and/or drivepads need to comply with Chapter 23, Section 6 (if not, discuss in Executive Summary)
- ~~(3)~~ Internal aisle connection:
 - ~~(a)~~ Parking lots with 100 or more spaces must have landscaped islands at the ends of each row of parking
 - ~~(b)~~ Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)
 - ~~(c)~~ Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)
- ~~(4)~~ Maximum aisle lengths 400 feet without internal circulation between aisles
- (5)** Sidewalk connections:
 - ~~(a)~~ Provide a 4' sidewalk from the public sidewalk to the buildings within the development
 - (b) Provide a min 5' wide sidewalk when the stall will overhang the sidewalk
 - (c) Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk
- (6)** Curbing: Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles
- ~~(7)~~ Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division
- (8)** Service Areas:
 - (a)** Circulation:
 - 1) Design delivery vehicle route needs to be shown
 - 2) No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle
 - (b)** No backing into or from public street allowed
 - ~~(c)~~ Service vehicle and/or refuse vehicle maneuvering must be contained on-site
 - ~~(d)~~ Service aisle width required:
 - 1) Two-way traffic is 30'
 - 2) One-way traffic is 20'